

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 12, 1971

Appeal No. 10785 Redevelopment Land Agency, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 18, 1971.

EFFECTIVE DATE OF ORDER - May 21, 1971

ORDERED:

That the appeal for permission to erect apartment building with roof structures in accordance with Section 3308 at New Jersey Avenue and K Street, NW., Lot 37, Square 561, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The property is currently unimproved.
3. The appellant proposes to construct a 176 unit high rise apartment building on the subject property.
4. The proposed building will be ten (10) stories with a lot area of 81,783 square feet. The total area of the roof structure will be 453.6 square feet. The area of the building will be 172,940 square feet gross. The FAR of the building without roof structure will be 2.114 and the FAR of the roof structure will be .005.
5. The penthouse will house elevator mechanical equipment, a stair as well as two water heaters.
6. The material and color of the street facade will be kendra - "autumn blend" (golden brown) as will the material and color of the roof structure.

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7. This appeal was filed and heard under plan by Madison & Madison International, Architects, drawings No. A-2, A-6, A-9, and SD 3, approved as noted by Howard H. Mackey, member of the Board, dated May 18, 1971.

8. No opposition to the granting of this appeal was registered at the public hearing to the granting of this appeal.

OPINION:

The Board concludes that the roof structures of this proposed apartment building will harmonize with the street frontage of the building in architectural character, material, and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.